

Freedom of Information Act 2000

FOI Ref: 15035

Date: 17th December 2007

You requested the following:

1. A list of the variables used in the recent revaluation of houses in NI

The following characteristics were considered:

Habitable Space (m²)

Ancillary Space (m²)

Outbuildings Size (m²)

Primary Classification (Public/Private Build)

Sub-classification (Detached, Semi-detached, terrace)

Grade of construction

Age Band

No. of Storeys

Heating

Sewerage Provision

Water Provision

Power Provision

External Repair

Garage

Site Positive Features

Site Negative Features

Neighbourhood

Location (Rural, Urban, Suburban)

Access Type

2. A weighting given to each variable

Computer Assisted Mass Appraisal (CAMA) modelling was used as an initial stage in the revaluation. 25 different geographical regions were considered, each with its own model and each referred to as a Market Area (MA).

Some of the variables listed above were not value-significant in some of these MAs while in other areas they were very important and hence, weightings for each variable varied in line with this.

Given the complexity of the models used, there exists approximately 1,000 "weights" (or equivalent) in the form of model coefficients.

In line with your follow-up email, e.g. a property with sea frontage in the Coleraine and North Coast MA was factored to have a capital value more than

double that of a similar property in the same MA that did not have any positive site characteristic.

Premium sea view was correspondingly factored up by approximately 1.5.

In general, these coefficients assisted in providing a first pass valuation which were subject to verification by a professional valuer who had the final say. In addition the coefficients carry no influence during an appeal or valuation tribunal—LPS defend valuations solely on the basis of the definition of capital value as contained in the NI Rates Order (which can be accessed via the LPS website).

3. Any complete outside sources consulted by your officers in arriving at valuations

House sales information provided by Her Majesty's Revenues and Customs (HMRC) under statute, information from estate agents, local valuer knowledge, information from auctions.

4. A complete list of the valuation housing register in Northern Ireland, either by E-mail or on a dvd

The complete valuation list is available on the internet and can be accessed at the following URL:

<http://www.lpsni.gov.uk/index/rating/valuation-of-property/valuation-lists.htm/>